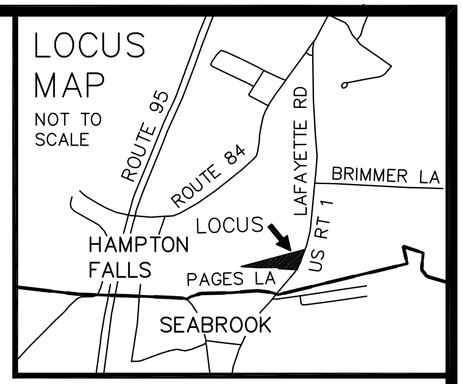
LEGEND

—⊟—⊟—	3–4' VINYL FENCE
FND IP	FOUND IRON PIPE
IPIN	IRON PIN (REBAR)
RR SPK	RAILROAD SPIKE
— S — S —	APPROX EXISTING SEPTIC LINE
	EXISTING UTILITY POLE
EP	EXISTING EDGE OF PAVEMENT
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
SGN	EXISTING SIGN IN PLANTER
	EXISTING EXTERIOR LIGHTS
— ohw —	EXISTING OVERHEAD WIRES
	WETLAND DELINEATION FLAG
— — — —	2008 WETLAND BOUNDARY
–FB–	FLOWER BED
WSO	WATER SHUT–OFF
— w — w —	APPROX EXISTING WATER LINE
V	VENT
HS	STANDING HANDICAP SIGN
E	ELECTRIC METER OR BOX
SS	SNOW STORAGE AREA
OH — — — —	APPROX ROOF OVERHANG
	DRY STONE WALL AVG 2' WIDE, HEIGHT VARIES
T	OLD TANK COVER– INSPECT, CRUSH/FILL AS NEEDED

NOTES

1. OWNER OF RECORD:
   CENTRAL GALLESTATE LIMITED PARTNERSHIP
   7 MILL STREET, WOBURN, MA 01801
   DEED REFERENCE: RCRD 6312–1622
   TAX MAP 7 LOT 49, ZONE = BUSINESS DISTRICT SOUTH
2. THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVAL FOR USE CHANGE TO COMMERCIAL/RESIDENTIAL USE (TO CONVERT EXISTING REAL ESTATE OFFICE TO SATELLITE SALES OFFICE WITH 1 BEDROOM MANAGER APARTMENT) PARKING LAYOUT IN FRONT OF BUILDING IS AS PREVIOUSLY APPROVED. FIRST FLOOR OFFICE SPACE TO BE 1200 SF OR LESS WITH 4 SPACES PROVIDED.
3. EXISTING BUILDING IS SERVICED BY TOWN OF SEABROOK MUNICIPAL WATER. SEPTIC SYSTEM LOCATION IS AS SHOWN ON APPROVED DESIGN, NHDES CA2007089507, APPROVED FOR 375 GPD LOADING BY TOWN OF HAMPTON FALLS.
4. TOPOGRAPHIC DATUM IS BASED ON PREVIOUSLY APPROVED SITE PLAN FOR ABUTTING PROPERTY, RCRD PLAN D32532.
5. SUBJECT PROPERTY DOES NOT LIE IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL 33015C0438F, EFFECTIVE DATE JAN 29, 2021.
6. BUILDING OFFSETS SHOWN ARE FROM CORNER OF SIDING.
7. REFERENCE PREVIOUS SURVEY OF SUBJECT PROPERTY BY STOCKTON SERVICES, RCRD PLAN C21156 (1991).
8. EXISTING SEALED SURFACE = 22%
   NO CHANGES TO SEALED SURFACE ARE PROPOSED.
9. REFERENCE NHDES WETLANDS BUREAU "RESTORATION PLAN APPROVAL" DATED JULY 20, 2007, COMPLIANCE FILE NUMBER 2006–03246, 6 LAFAYETTE RD, HAMPTON FALLS.
10. REF. NHDOT DRIVEWAY PERMIT #066–199–214, 03/12/2008. 12' EASEMENT REQUIRED FOR FUTURE WIDENING OF ROUTE 1.
11. TRASH DISPOSAL TO BE PRIVATE CURBSIDE PICKUP.
12. WETLAND BOUNDARY SHOWN IS AS CONDUCTED BY L. HURLEY GOVE ENVIRONMENTAL SERVICES, INC., JANUARY 31, 2008. (REFERENCE RCRD PLAN C35411 FOR PROFESSIONAL STAMP).
13. HANDICAP PARKING SPACE IS MARKED WITH UPRIGHT SIGN
14. OPERATING HOURS: MON–FRI 8:30AM–5:30PM, SAT 10AM–2PM
15. WATER LINE INFORMATION IS BASED ON SEABROOK WATER DEPT. LETTER DATED 7/1/2005 AND ON–SITE CONSULTATION WITH DEPT. STAFF. NO RECORDED EASEMENTS FOUND.
16. REFERENCE ZBA CASE FILE #08–03, MARCH 27, 2008. VARIANCES GRANTED TO ARTICLE III, SECTION 6.3 AND ARTICLE III, SECTIONS 8.4 AND 5.4.2.
17. APPROVAL IS CONTINGENT ON ISSUANCE OF CERTIFICATE OF OCCUPANCY BY BUILDING INSPECTOR.
18. STONE WALL BEYOND 2008 WETLAND DELINEATION BOUNDARY HAS BEEN RECENTLY REMOVED PER INSTRUCTION FROM NHDES WETLAND BUREAU STAFF.



FND IP

N/F TERESA D. HAY TRUST
TERESA D. HAY TRUSTEE
5 PAGES LANE, HAMPTON FALLS, NH 03844
RCRD 3075–2969
TAX MAP 7 LOT 47

S73°55'19"E 386.47'

LOT AREA:
20,180 SQ FT±
0.46 ACRE±
TAX MAP 7 LOT 49

N/F SCCS REALTY TRUST
SEAN M. & COLLEEN B. ROAF, TRUSTEES
49 LAFAYETTE RD, HAMPTON FALLS, NH 03844
RCRD 4463–2574, RCRD PLAN D32532
TAX MAP 7 LOT 48

LINE OF METAL FENCE POSTS
N55°28'35"W
330.06'

WETLAND BOUNDARY 2008

STONE WALL(TYP)

REMOVED 09/21

SEE NOTE 18

WALL

LAWN

25' BUILDING SETBACK LINE

SNOW STORAGE

GAS TANK BOLLARDS

EP EXISTING DRIVEWAY

APPROX WATER SERVICE TO ABUTTING LOT. SEE NOTE 16

POLE #57/75/51

SEE NOTE 10

SET RR SPK

EXISTING BUILDING

HVAC

–FB–

WALK

RAMP

OH

SEPTIC SYSTEM

SHRUBS ALONG PL

SEE NOTE 16

FND IPIN

APPROXIMATE EXISTING BUILDING

CRUSHED STONE

GRASS

SNOW STORAGE

WETLAND BUFFER

24.9'

23.1'

100'

127.63'

S51°10'07"W

N/F JTCNH C/O JOSEPH'S TRATTORIA
PO BOX 8195, WARD HILL, MA 01835
RCRD 3220–1382, RCRD PLAN D20915
TAX MAP 7 LOT 50

RCRD C21156

SOUTHBOUND LANE
NORTHBOUND LANE
(US RT 1)
ROAD
LAFAYETTE

N/F PETHANIA II LLC
11 LAFAYETTE ROAD
HAMPTON FALLS, NH 03844
TAX MAP 7 LOT 69

N/F T PARK REAL ESTATE TRUST
PO BOX 359
HAMPTON FALLS, NH 03844–0359
TAX MAP 7 LOT 70

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — UNITED STATES
NO. 752
ANNE W. BIALOBRZESKI

10/01/2021

SITE PLAN FOR PROPOSED USE CHANGE
FOR
CENTRAL FENCE AND DECK
OWNER / APPLICANT
CENTRAL GALLESTATE LIMITED PARTNERSHIP
TAX MAP 7 LOT 49
6 LAFAYETTE ROAD
HAMPTON FALLS, NH
SCALE: 1"=20' OCTOBER 1, 2021

PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843–1306
(603) 929–7404

GRAPHIC SCALE
20 0 10 20 40 80
1 INCH = 20 FEET

APPROVED BY THE
HAMPTON FALLS PLANNING BOARD

DATE _____

CHAIRMAN _____

THIS IS A REVISION OF A PREVIOUSLY APPROVED SITE PLAN FOR MAUREEN CAREY (RCRD PLAN C35411) TO UPDATE EXISTING CONDITIONS ONLY.